



*Newer Wheatland
housing*

CITY OF WHEATLAND

HOUSING ELEMENT UPDATE POLICY DOCUMENT

JANUARY 27, 2005

CITY OF WHEATLAND

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INTRODUCTION

The Housing Element consists of two documents: The Background Report and the Policy Document. The Background Report is designed to meet housing element requirements to provide information and analysis to support the goals, policies, programs and quantified objectives in the Housing Element Policy Document. The Public Review Draft Background Report dated July 1, 2004, was made available for public review on July 2, 2004. Comments on the Background Report should be submitted to the City by August 12, 2004.

The Policy Document includes the following five sections:

Section I: Goals, Policies, and Implementation Programs

This Housing Element Policy Document includes four goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the timeframe for accomplishing the program, and funding source where it can be identified.

The following are definitions of terminology used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policies. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The schedule for completion of the activity is presented in the timeframe and indicates the calendar year for completion. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the remaining 3-year timeframe of the Housing Element (May 1, 2004, to June 30, 2007).

In this document, the term “affordable housing” means housing affordable to very low-, low-, or moderate-income households.

Section II: Adequate Sites

This section describes the available site capacity in Wheatland to meet housing needs. It estimates developable land available for residential uses in Wheatland, and the holding capacity for housing units based on this inventory.

Section III: Quantified Objectives

This section summarizes the quantified objectives for housing construction, conservation, and rehabilitation for the Housing Element planning period.

Section IV: Public Participation

This section describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Section V: Consistency with the General Plan

This section describes the internal coordination between the updated Housing Element and the other elements of the updated General Plan.

SECTION I: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal A: Provide for the City's Regional Share of New Housing for All Income Groups

Policies

A-1. The City shall continue to monitor residential land use designations and zoning annually to ensure that sufficient land is designated and zoned at various densities to meet the City's regional share of housing.

A-2. The City shall designate and zone areas for higher density residential development that are within or adjacent to existing developed areas in which public facilities and services can be extended, or within large, master planned developments which have the financial capability of providing needed public facilities and services for higher density development.

A-3. The City shall ensure that developers and residents are made aware of key housing programs and development opportunities.

A-4. The City shall ensure that its zoning ordinance is consistent with State law.

A-5. The City shall work with other public agencies and private organizations to build affordable housing.

A-6. The County shall continue to implement State energy efficiency standards.

A-7. The County shall encourage energy conserving development patterns during its site design review process.

Implementation Programs

Program 1: The City shall redesignate and re-zone 4.1 acres of land for multifamily use at 18 units per acre in order to accommodate at least an additional 73 multifamily units needed to provide adequate sites for affordable housing. The redesignated and re-zoned land shall be suitable for multifamily development and shall be available for development during the housing element planning period.

Responsibility:	Planning Commission/ City Council
Timeframe:	2005

Program 2: The City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.

Responsibility:	Planning Commission/ City Council
Timeframe:	2005/06

Program 3: The City shall revise its Zoning Ordinance to permit second dwelling units. The new second unit ordinance shall be consistent with State law.

Responsibility: Planning Commission/ City Council
Timeframe: 2005/06

Program 4: The City shall allow partial fee waivers to affordable housing developers on a case-by-case basis, to the extent that the partial fee waivers are not cost-prohibitive to the City.

Responsibility: Planning Commission/ City Council
Timeframe: Ongoing

Program 5: The City shall expedite (fast track) processing of affordable housing developments, to the extent that it does not result in higher costs to either the City or the applicant.

Responsibility: Planning Commission/ City Council
Timeframe: Ongoing

Program 6: The City shall evaluate the parking requirements in its Zoning Ordinance for multifamily and single family housing to determine whether a reduction in the number of spaces for affordable multifamily housing and/or requirements for covered parking in affordable single family housing can be waived or reduced to encourage the production of such housing. If such a determination is made, the City shall amend its Zoning Ordinance accordingly.

Responsibility: Planning Commission/ City Council
Timeframe: 2004/05

Program 7: The City shall research inclusionary housing programs and recommend a policy.

Responsibility: City Staff/Planning Commission
Timeframe: 2004

Program 8: The City shall consider whether to adopt the Sacramento Regional Compact for the production of affordable housing as proposed by the Sacramento Area Council of Governments (SACOG). According to this Compact, at least ten percent of all new housing construction in participating jurisdictions would meet an affordability standard. The ten percent goal would be guided by the following rules:

- At least four percent of all new housing construction will be affordable to very low-income families.
- At least four percent of all new housing construction will be affordable to low-income families.
- If necessary, up to two percent of the ten percent goal could be met by housing affordable to moderate-income families.

Responsibility: Planning Commission/ City Council
Timeframe: 2004

Program 9: The City shall encourage the development of self-help housing within the City to create affordable homeownership opportunities for low- and very low-income families. The City shall accomplish this by assisting interested housing organizations and providing incentives as feasible.

Responsibility: Planning Commission/ City Council
Timeframe: Ongoing

Program 10: The City shall continue working with developers of affordable housing by identifying potential building sites and by providing support to funding applications.

Responsibility: City Staff/City Council
Timeframe: Ongoing

Program 11: During the remaining three-year planning period, the City shall monitor the progress in meeting the affordable housing objectives presented in this housing element. The City Administrator shall prepare an annual status report of the City's progress in meeting its housing element goals. City staff shall present these reports at an annual public hearing held before city council and shall also send a copy to the California Department of Housing and Community Development (HCD).

Responsibility: City Administrator
Timeframe: Ongoing annually

Program 12: In its review of tentative maps, the City shall encourage site development features that encourage energy conservation, including narrower streets, the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use, such as provision of adequate structural support for solar collectors.

Responsibility: City Administrator in consultation with the California Energy Commission
Timeframe: 2006

Program 13: The City shall continue annexation efforts for the Heritage Oaks Estates and Jones Ranch projects to ensure that they are available for development during this Housing Element planning period. The City shall also ensure that the final zoning applied to the Heritage Oaks Estates and Jones Ranch projects provide for at least the amount of R-2 and R-3 zoned land that was approved in the “pre-zoning” for the sites and inventoried in Table 26 of the Housing Element Background Report (Heritage Oaks Estates: 7 acres of R-2, and 6 acres of R-3 land; Jones Ranch: 9 acres of R-2, and 5 acres of R-3 land).

Responsibility: Planning Commission/ City Council
Timeframe: 2005

Goal B: Improve/Conserve the Supply of Existing Housing

Policies

B-1. The City shall encourage the preservation of existing neighborhoods and the provision of safe and sanitary housing for all residents.

B-2. The City shall encourage the preservation and rehabilitation of the existing affordable housing stock.

B-3. The City shall support efforts to prevent substandard homes from becoming dilapidated structures.

B-4. The City shall inspect and identify code violations in residential buildings.

B-5. The City shall require the abatement or demolition of substandard housing that is not economically feasible to repair.

B-6. The City shall periodically survey housing conditions to maintain a current database on housing conditions.

B-7. The City shall ensure that potential developers, landlords, and income-eligible homeowners are aware of available affordable rehabilitation programs provided by Yuba County.

Implementation Programs

Program 14: The City shall work with a local housing organization to apply for a CDBG Rehabilitation Grant to fund a housing rehabilitation program to be operated by the housing organization. The recent housing conditions survey, conducted for this Housing Element update, will facilitate the completion of this application for funding. If this application is funded, the City shall support the new program in an advisory capacity.

Responsibility: City Administrator; City Council
Funding: CDBG
Timeframe: 2004-05
Quant. Objective: 5 units (\$250,000 grant at \$50,000 per unit) rehabilitated for Programs 14 and 15 combined; 5 units conserved for Programs 14 and 15 combined (no cost estimate)

Program 15: The City shall apply for HOME funds to support rehabilitation of renter- and owner-occupied, affordable housing. If the City is successful in obtaining these funds, it shall contract with either a non-profit local housing organization or Yuba County to administer these funds.

Responsibility: City Administrator; City Council
Funding: HOME
Timeframe: 2005
Quant. Objective: see Program 14 above

Program 16: The City shall consider an Abatement Ordinance that authorizes the City to initiate appropriate action against owners of properties with severe code violations. A component of this Ordinance may include a case-by-case removal of dilapidated dwellings. Another component of this Ordinance could require the property owners to pay for the costs of abatement.

Responsibility: Building Inspection
Timeframe: Ordinance to be considered in 2005.

Program 17: The City shall prepare a brochure of housing rehabilitation and conservation programs available for city residents.

Responsibility: City Administrator
Timeframe: 2005

GOAL C: Meet the Special Housing Needs of Homeless Persons, Seniors, Large Families, Disabled Persons and Farmworkers

C-1. The City shall provide referrals for housing and services to homeless persons.

C-2. The City shall promote increased housing opportunities for seniors, large families, and disabled persons.

C-3. The City shall encourage developers of rental units to build units for large families.

C-4. The City shall encourage the incorporation of child care in residential areas and employment-based land uses to help households with young children.

C-5. The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Implementation Programs

Program 18: The City shall advertise services available from public and non-profit organizations, such as FREED and In-House Supportive Services, that assist disabled individuals and seniors.

Responsibility: City Staff
Timeframe: 2005 and ongoing thereafter

Program 19: The City shall amend its Zoning Ordinance to allow home child care facilities as a conditional use in R-1 areas. The City shall continue to allow home day care facilities within the other residential zones as a conditional use.

Responsibility: Planning Commission/ City Council
Timeframe: 2005-06

Program 20: The City shall work with the Yuba/Sutter Counties Child Care Coordinator to determine whether additional changes to the Zoning Ordinance are needed to promote child care centers as well as home child care facilities.

Responsibility: Planning Commission/ City Council
Timeframe: 2005-06

Program 21: The City shall amend its Zoning Ordinance to allow group homes serving six or fewer individuals by right in all residential zones, consistent with State Law; and to allow group homes serving six or more individuals by conditional use permit in selected zones (such as the R-2 and R-3, and commercial zones).

Responsibility: Planning Commission/ City Council
Timeframe: 2005

Program 22: The City shall amend its Zoning Ordinance provisions regarding group homes to directly reference transitional housing and emergency shelters. Such amendments will also include provisions regarding residential care facilities and employee housing.

Responsibility: Planning Commission/ City Council
Timeframe: 2005

Program 23: The City shall evaluate the setback requirements in its Zoning Ordinance for single family housing to determine whether they make housing less accessible for the disabled population. If this determination is made, the City shall establish an exception process for disabled accessibility to permit development within the setback when it can be determined that such features will not be detrimental to the public welfare, injurious to other property, and that special circumstances exist that would deprive the property owner of privileges enjoyed by other properties in the vicinity. The intent of this process to make it easier to construct necessary features for disabled accessibility.

Responsibility: City Staff, Planning Commission/ City Council
Timeframe: 2006

Program 24: The City shall consider funding a program to make accessibility improvements to rental units to be occupied by persons with disabilities. The City could use a portion of future CDBG Grant funds for this purpose. The City would contract with a public agency or non-profit housing organization to administer the program.

Responsibility: City Staff
Funding Source: CDBG
Timeframe: 2006

Program 25: The City shall amend its municipal code to provide individuals with disabilities reasonable accommodation through rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility: City Staff, Planning Commission/ City Council
Timeframe: 2006

Program 26: The City shall distribute literature on universal design, disabled accessibility, and the City's reasonable accommodation procedures (see Program 25) through the Building Department.

Responsibility: City Staff
Timeframe: 2005 (2006 for reasonable accommodation procedures)

Program 27: The City will support and assist with applications for farmworker housing funding. The City shall make information available about potential sites for farmworker housing.

Responsibility: City Staff
Timeframe: ongoing

Goal D: Ensure Equal Housing Opportunity

Policies

D-1. The City shall support equal housing opportunities to all without regard to race, color, religion, sex, national origin, age, marital status, sexual orientation, ancestry, familial status, size of household or physical handicap.

D-2. The City undertake educational efforts to ensure that all segments of the population are aware of their rights and responsibilities regarding fair housing.

D-3. The City shall ensure that fair housing practices are applied to all housing offered within the City.

D-4. The City shall encourage the housing industry to comply with fair housing laws and practices.

Implementation Programs

Program 28: The City shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities, and throughout the city, and shall distribute informational materials about fair housing laws to social service and other public agencies within the City.

Responsibility: City Staff
Timeframe: 2005 and ongoing thereafter

Program 29: The City shall develop working agreements with local fair housing organizations to expedite referrals to fair housing enforcement agencies, and ensure that complainants receive assistance in filing charges with enforcement agencies.

Responsibility: City Staff
Timeframe: 2005 and ongoing thereafter

Program 30: The City shall meet annually with the building industry and provide industry representatives with information from the State Department of Fair Employment and Housing regarding Fair Housing Laws, and shall encourage local builders to include equal housing opportunity references in their advertising.

Responsibility: City Staff
Timeframe: 2005 and ongoing thereafter

SECTION II: ADEQUATE SITES

The following section provides an analysis of the land available for residential development and compares this to Wheatland's assigned need for new housing. This includes both sites that are available within incorporated City of Wheatland boundaries and in unincorporated areas that will be annexed within the Housing Element planning period. The Housing Element Background Report provides a full discussion of this issue. The key information from the Background Report is summarized and presented here.

The inventory of vacant land includes potential development sites that were in the discussion or approval stages at the time of the inventory. Additionally, the capacity for second units on existing or new single-family lots was not calculated.

Table 1 below (identical to Table 27 in the Background Report) provides a summary of residential holding capacity in Wheatland compared to Wheatland's assigned housing need. The figures for the total Regional Housing Needs Plan (RHNP) allocation, units built, and net allocation to be met are from Table 20 in the Background Report. The figures for holding capacity on vacant land are from Tables 25 and 26 of the Background Report. As shown in Table 1, Wheatland has a total residential capacity of units in excess of its net allocation to be met (total need of 702 units compared to the holding capacity of 1,796 units).

Because the capacity for housing production exceeds Wheatland's net need for new housing during the Housing Element planning period, a primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

As shown in Table 1 after taking into account building permits issued from January 1, 2000 through April 30, 2004, Wheatland has a net allocation to be met of 436 moderate-income and below units. Wheatland has a capacity for 368 moderate-income and below units, for a deficit in capacity of 68 units, including 65 very low- and low-income units and 3 moderate-income units. The 368 unit capacity for moderate-income and below units could be increased, with application of the maximum 25 percent density bonus, to 460 units; however, density bonuses are not reflected in the table.

Because of the 68-unit deficit in capacity for moderate-income and below units, Wheatland needs to identify additional site(s) or increase densities on currently identified sites to meet the remaining identified need for affordable units. In order to provide the potential for the 68 net remaining housing unit allocation for very low-, low-, and moderate-income units, 3.78 additional acres of vacant High Density Residential-designated land, would have to be made available (assuming development densities at 18 units per acre).

TABLE 1
CITY OF WHEATLAND RESIDENTIAL HOLDING CAPACITY ANALYSIS

	Very Low	Low	Combined Low- and Very Low	Moderate	Above Moderate	Total
Total RHNP Allocation (1)	164	133	297	139	266	702
Building Permits: 2000 through 4/30/2004 (1)	0	0	0	0	384	384
Net Allocation to be Met: January 2000-June 2007 (1)	164	133	297	139	-	436
Holding Capacity – Incorporated Land (2)	-	-	64	-	346	410
Holding Capacity – Unincorporated Land to be Annexed (3)	-	-	163	136	1,082	1,381
Remaining Need (4)	-	-	70	3	0	73
Notes: (1) See Table 20 Background Report. (2) See Table 25 Background Report. (3) See Table 26 of the Background Report. (4) Total need shown in table is sum of very low-, low-, and moderate-income need. There is a surplus holding capacity of 1,473 total units (702 unit need minus 384 building permits issued, minus 410-unit holding capacity on incorporated land, minus 1,381-unit holding capacity on unincorporated land) when income levels are not taken into account.						

Implementation Program 1 calls for the City to “re-zone 4.1 acres of land for multifamily use at 18 units per acre in order to accommodate at least an additional 73 multifamily units needed to provide adequate sites for affordable housing. The redesignated and re-zoned land shall be suitable for multifamily development and shall be available for development during the housing element planning period.”

Wheatland plans to redesignate land in Almond Estates and/or the unincorporated “island” between the new junior high & senior high schools to meet the Implementation Program 1 goal and Wheatland’s remaining RHND for the Housing Element planning period.

As shown in Table 25 of the Background Report, Almond Estates is a 47 acre site with a LDR land use designation and R-1 zoning. It is currently planned for a total of 205 single family units, which is equivalent to a total site density of 4.36 units per acre. As stated in the table, the site is constrained somewhat by drainage and access, but the constraints do not rule out development within the Housing Element planning period.

As shown in Table 26 of the Background Report, the “Island” has a total site area of 31 acres and is currently projected to have a capacity of 50 single family units in addition to the 8 existing units. Just as the other unincorporated land that is planned to be annexed, developers of this property will be required to extend infrastructure or fund service and facility expansion (in particular, the wastewater treatment plant does not have the capacity for a large amount of development beyond build-out of the existing city limits).

SECTION III: QUANTIFIED OBJECTIVES

This section inventories the quantified objectives for affordable housing units to be created, conserved, and rehabilitated as a direct result of affordable housing programs.

Table 2 below summarizes the quantified objectives for affordable housing units for the Housing Element Implementation Programs.

TABLE 2
SUMMARY OF QUANTIFIED OBJECTIVES –IMPLEMENTATION PROGRAMS,
MAY 1, 2004 TO JUNE 30, 2007

Implementation Programs	Combined Very Low and Low	Moderate	Total Affordable Housing
Programs 14 & 15(1) – Rehabilitation	5	0	5
Programs 14 & 15(1) – Conservation	5	0	5

Table 3 below summarizes the City's housing needs, its progress towards meeting those needs to date, and its quantified objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element planning period.

TABLE 3
QUANTIFIED OBJECTIVES:
JANUARY 1, 2000 TO JUNE 30, 2007

Income Category	Housing Needs (1)			New Construction Objective from Implementation Programs	Conservation and Rehabilitation (3)
	Housing Needs: Total RHNP Allocation 2000-2007	Progress to Date: 2000 through 4/30/2004 (2)	Net Allocation to be Met: May 2004-June 2007		
Very Low	164	0	164	0	-
Low	133	0	133	0	-
Combined Low- and Very Low	297	0	297	0	10
Moderate	139	0	139	0	0
Subtotal Affordable Units	436	0	436	0	0
Above Moderate	266	384	-	0	0
Total	702	384	436	0	10

Sources: City of Wheatland, Mintier & Associates, and VWA

Notes:

(1) See Table 1.

(2) Building permits issued from Jan. 2000 through April 30, 2004 from Table 1.

(3) See Table 2

As shown in Table 3, after accounting for new units constructed and under construction from January 2000 through April 2004, Wheatland has a remaining need for 436 housing units, including 164 very-low income units, 133 low-income units, and 139 moderate-income units, for a total of 436 affordable units.

Wheatland's quantified objectives for the remaining Housing Element timeframe May 1, 2004 - June 30, 2007) are 5 rehabilitated and 5 conserved affordable units.

SECTION IV: PUBLIC PARTICIPATION

This Housing Element reflects input from a wide variety of sources. The primary mechanism to gather public input for the Housing Element were a series of forums, workshops and hearings.

The following meetings were held for the Housing Element Update. These were workshops conducted to elicit comments from the public regarding housing needs and programs and to help the City identify its housing needs and to identify an effective package of regulatory, incentive, and financing programs to meet Wheatland's housing needs.

- July 8, 2004: City Council and Planning Commission meeting/Stakeholders Workshop
- August 5, 2004: City Council and Planning Commission meeting/Stakeholders Workshop

All of these meetings were formally noticed by posting public notice 14 days before each workshop, and 160 notices or announcements were sent out to individuals and organizations. These included public officials, non-profit and for-profit housing developers, housing advocates, and the California Department of Housing and Community Development. (HCD) Numerous citizens and other interested individuals attended and provided comment on issues related to the Housing Element.

In addition, the research conducted as part of the Housing Element preparation process involved interviews with staff from the City of Wheatland, and a variety of social service agencies and other interested organizations that serve the Wheatland community.

On August 5, the City Council and Planning Commission approved sending the draft Housing Element for review by HCD. On August 31, 2004, the City of Wheatland Draft Housing Element was submitted to HCD. HCD had 60 days to review the draft and submit comments to the City. The official HCD comment letter was released on October 29, 2004. This Housing Element document addresses HCD's comments.

On December 14, 2004, the City of Wheatland determined that the Housing Element update project will not have a significant effect on the environment, and that the City will adopt a Negative Declaration pursuant to CEQA. The comment period for this notice of intent to adopt a negative declaration ran until January 13, 2005.

As required by State law, the Planning Commission and the City Council will each hold one adoption hearing before the final Housing Element is approved. Each public hearing will be advertised by posting in three locations in Wheatland, local newspaper, and to individuals and organizations on the General Plan Update (GPU) notification list.

After the City approves the final Housing Element, the City will submit it to HCD for State certification, which will take 90 days.

SECTION V: CONSISTENCY WITH THE GENERAL PLAN

This section discusses the coordination of this Housing Element with other elements of the Wheatland General Plan. Housing element law requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government. The Housing Element must be consistent with all other parts of the Wheatland General Plan (California Government Code, Section 65302).

Housing Element policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use Element in the General Plan because the Land Use Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use Element also provides further detail in the implementation of housing policies. The Housing Element update was conducted concurrently with the rest of the General Plan update for Wheatland in 2004.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Circulation Element will identify new streets and these streets will be designed to accommodate new residential developments. The Noise Element will ensure new residential neighborhoods will not be exposed to intrusive sound. The Safety Element will ensure the location of new residential neighborhoods will not be exposed to geologic hazards or surface hazard (wildfires).

These policies and programs have been taken into consideration in the preparation of the Housing Element update. Any future amendments to the General Plan will maintain consistency with policies and programs in the Housing Element.